067.A	0003	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	764,400	/	764,400
USE VALUE:	764,400	/	764,400
ASSESSED:	764,400	/	764,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUBLIN MICHEAL S & MALINDA G
Owner 2:	
Owner 3:	
Street 1:	15 JOYCE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUBLIN MICHEAL S -
Owner 2:	-
Street 1:	15 JOYCE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Wood Shingle Exterior and 2407 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8279.000	319,900		444,500	764,400
Total Card	0.190	319,900		444,500	764,400
Total Parcel	0.190	319,900		444,500	764,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.55 /Parcel: 317.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 128828

GIS Ref

GIS Ref

Insp Date 10/12/18

!5812!

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	319,900	0	8,279.	444,500	764,400		Year end	12/23/2021
2021	101	FV	307,900	0	8,279.	444,500	752,400		Year End Roll	12/10/2020
2020	101	FV	307,900	0	8,279.	444,500	752,400	752,400	Year End Roll	12/18/2019
2019	101	FV	247,600	0	8,279.	412,700	660,300	660,300	Year End Roll	1/3/2019
2018	101	FV	247,600	0	8,279.	412,700	660,300	660,300	Year End Roll	12/20/2017
2017	101	FV	247,600	0	8,279.	361,900	609,500	609,500	Year End Roll	1/3/2017
2016	101	FV	247,600	0	8,279.	330,200	577,800	577,800	Year End	1/4/2016
2015	101	FV	246,400	0	8,279.	292,100	538,500	538,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:48:48

LAST REV

Date	Time
01/06/21	11:44:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUBLIN MICHEAL	76409-553	1	12/14/2020	Convenience	10	No	No		
DUCHARME MARGAR	54926-558		6/30/2010		515,000	No	No		
DUCHARME GEORGE	37349-499		12/12/2003	Family	1	No	No		
	9270-418		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2003	249	Renovate	15,000					LIGHT RENOVATION W
7/24/2002	582	Re-Roof	4,500	C				
3/8/2002	151	Porch	3,000	C				ENCLOSE PORCH-ADD

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Info At Door	BS	Barbara S
4/30/2009	Inspected	189	PATRIOT
4/6/2009	Measured	372	PATRIOT
12/9/1999	Meas/Inspect	163	PATRIOT
7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8279		Sq. Ft.	Site		0	70.	0.77	12			Topo	-5					444,467						444,500	

Total AC/HA:	0.19006	Total SF/SM:	8279	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,467	Spl Credit		Total:	444,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	134.452
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393002
Depreciation:	73098
Depreciated Total:	319903

COMMENTS

pdas.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

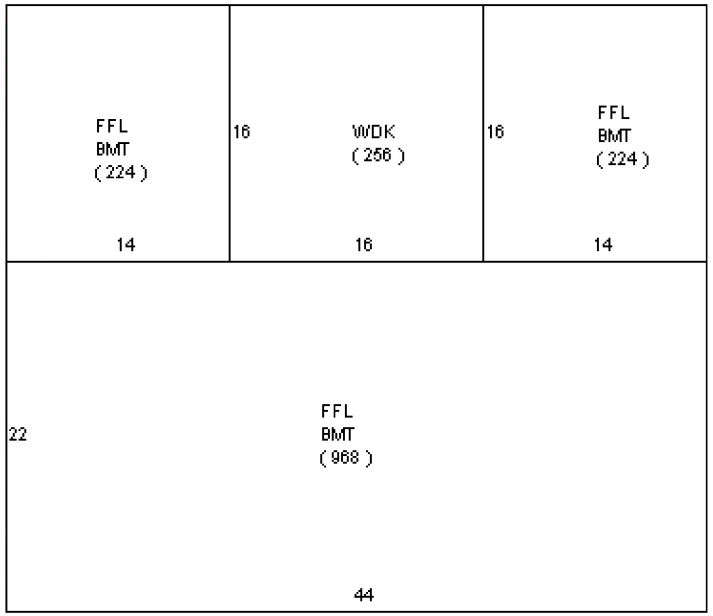
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.45
Special Features:	0	Val/Su Net:	103.59
Final Total:	319900	Val/Su SzAd	225.92

SKETCH



SUB AREA

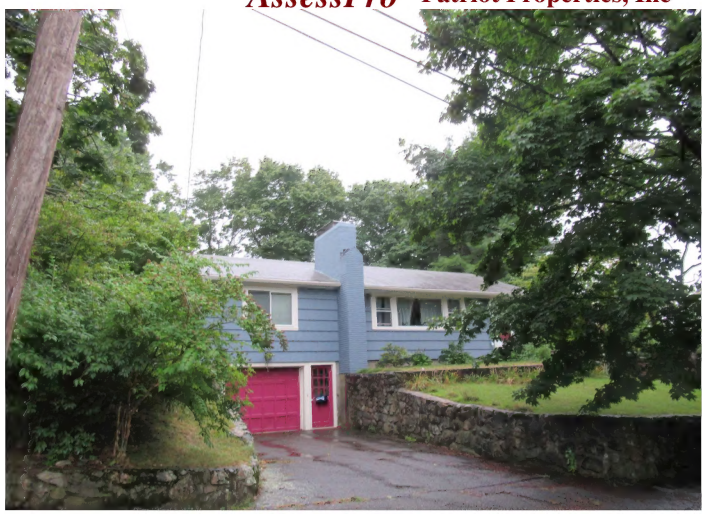
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,416	74.220	105,092
FFL	First Floor	1,416	134.450	190,384
WDK	Deck	256	9.870	2,526
	Net Sketched Area:	3,088	Total:	298,002
Size Ad	1416	Gross Area	3088	FinArea 2407

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: